



Birchy Barton Hill, Exeter, EX1 3EX

Guide Price £575,000

A stunning well proportioned three bedroom semi detached home enjoying an elevated location with amazing far reaching views across the city and the Haldon Hills beyond.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





## Description

A spacious three bedroom family home located in the desirable area of Heavitree, benefitting from far-reaching views, off-road parking, a garage and gardens to the front and rear. The well-presented internal accommodation briefly consists of an entrance porch, a downstairs cloakroom, a modern kitchen, large sitting/dining room with lovely views. Upstairs is bedroom one and two further double bedrooms in the ground floor with bathroom and shower room.

### The Property:

#### Entrance Porch:

The front door opens to the entrance porch, tiled flooring, window to front aspect.

**Kitchen:** A modern kitchen containing a range of wall and base units, quartz worktop, modern tiled splashback, stainless steel sink with a mixer tap. Integrated appliances include a two eye-level ovens with a separate 5-ring induction hob and extractor hood over, integrated fridge freezer. Velux windows to the front aspect, underfloor heating.

**Sitting Room/Dining Room:** A real feature of the house is the stunning views from the sitting/dining room. A great entertainment space with large windows and Juliette balcony to take full advantage of the views, ample room for a dining room table and chairs, radiators and windows to the front and rear aspect.

**Downstairs Cloakroom:** Low level WC, mirror lights, basin in vanity unit with cupboard and drawers, window to side aspect.

Stairs up to first floor with understairs storage and picture window with lovely views.

#### First Floor:

**Bedroom One:** A well proportioned double bedroom complemented by two Velux windows, far reaching views, good amount of eaves storage, radiators.

#### Lower Ground Floor:

**Shower Room:** Comprising of a large walk in shower, fully tiled, corner basin with mixer tap, heated towel rail.

**Bedroom:** A lovely bright room, with French doors out to the garden, radiator.

**Bedroom:** Another double bedroom, window to the front aspect, radiator.

**Family Bathroom:** Panelled bath with mains shower over, basin in large vanity unit, mirror with light, heated towel rail, tiled flooring.

**Airing Cupboard:** Housing the high-water pressure system.

**Utility Room:** Ideal boiler, stainless steel sink with mixer tap, plumbing for washing machine, radiator, door giving access to the front garden.

**Garage:** Electric garage door with power.

#### Outside:

The front of the property benefits from the newly laid driveway with steps going down to the front door with a seating area.

The rear garden is of a good size and laid over various levels with mature shrubs and plants, offering a high level of privacy. Outside bedroom two is a patio and barbeque area. Steps lead down to another level of the garden with well established plants. At the bottom of the garden is a charming Summer House another great entertainment area.



## At a glance....

1930's Semi Detached Home  
Elevated Location with Stunning Views  
Kitchen  
Sitting Room/Dining Room  
Three Bedrooms  
Bedroom One with Ensuite  
Family Bathroom  
Well Presented Adaptable Accommodation  
Terraced Gardens  
Garage and Off-Road Parking

## PROPERTY INFORMATION:

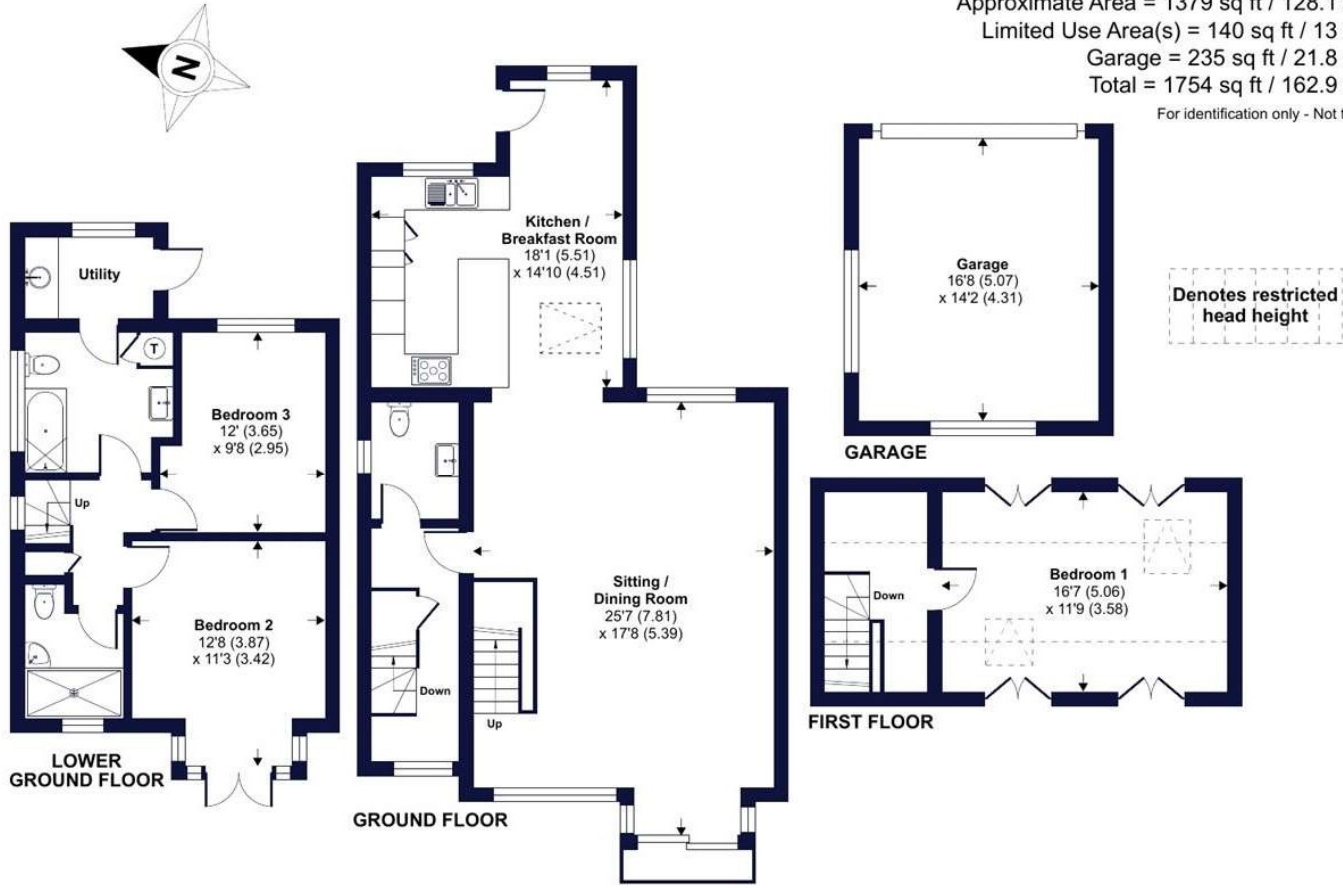
Freehold  
Council Tax Band: C  
Mains Electric, Gas, Water and Drainage  
  
Phone: Full coverage  
Internet: Ultrafast full fibre broadband up to 1800mbps is available.



# Birchy Barton Hill, Exeter, EX1

Approximate Area = 1379 sq ft / 128.1 sq m  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 Garage = 235 sq ft / 21.8 sq m  
 Total = 1754 sq ft / 162.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1164941



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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